



1380.0.55.013 - Perspectives on Regional Australia: Housing Arrangements - Rental Rates in Local Government Areas, 2011

Latest ISSUE Released at 11:30 AM (CANBERRA TIME) 08/04/2014 First Issue

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INTRODUCTION

Home rental costs, according to data collected in the Census of Population and Housing, have shown large increases from 2006 to 2011 in Australia. The median weekly household rent rose to \$285 from \$191 in 2006, an increase of 49.2%. Overall, rental costs have increased twice as much as wages; the median weekly household income increased from \$1,027 in 2006 to \$1,234 in 2011, up 20.2%.

Understanding the proportion of households in a region that rent (home rental rate), the type of landlord they rent from, and the changing cost of renting, provides important information for governments, businesses and the community. This information can affect decisions about land use and housing development, as well as the provision of social services, such as public housing. Across Australia, some regions have reported shortages of public housing, rental housing, and accommodation for seasonal workers (Endnote 1).

Some households choose to rent in order to move around for employment, educational or other opportunities, or because it is a smaller financial commitment to do so. Other households rent because purchasing a home with the space, facilities or location they require, may not be affordable. A strong rental sector is important to an increasingly mobile modern economy (Endnote 2).

The Census provides a snapshot in time of housing tenure and housing rent payments in Australia. This article uses Census data to explore how home rental rates across Australia, in the states and territories, and in Local Government Areas (LGAs) have changed between 2006 and 2011. It also looks at how the costs of renting a home vary across Australia, and how these costs changed between 2006 and 2011. In this article renters refers to households who indicated their tenure as either renter or rent-free in the Census. The home rental rate is defined as the number of occupied private dwellings which were rented or being occupied rent-free by a member of the household, expressed as a proportion of total occupied private dwellings.

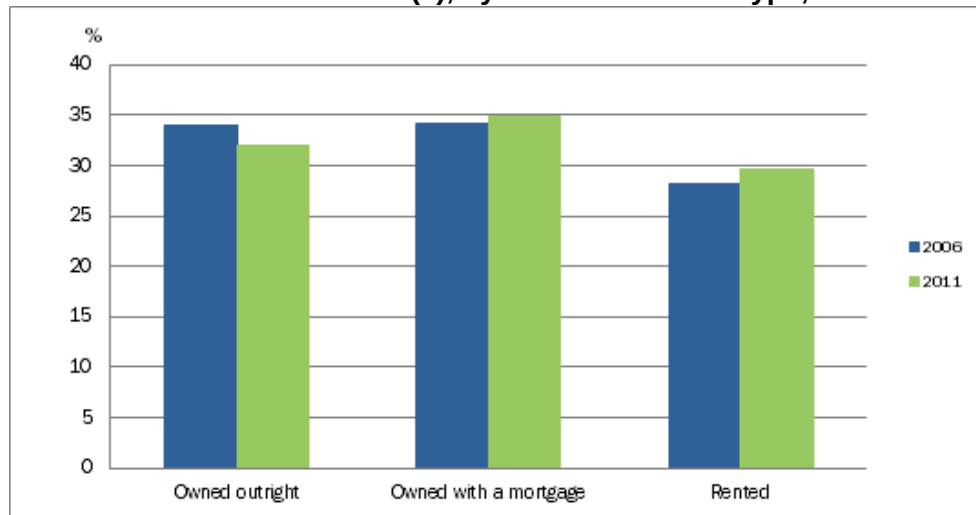
This article is the third in a series on housing. The first two articles were Perspectives on Regional Australia, Housing Arrangements - Home Ownership in Local Government Areas, 2011 (cat. no. 1380.0.55.010) and Perspectives on Regional Australia, Housing Arrangements - Homes Owned with a Mortgage in Local Government Areas, 2011 (cat. no. 1380.0.55.012).

Regional data used in this article are provided in the datacube available via the Downloads tab.

RENTING IN AUSTRALIA

Nearly three in ten Australian households (29.6%) rented their dwelling at the time of the 2011 Census. There was a larger increase in rented homes between 2006 and 2011 compared with homes owned with a mortgage. The proportion of rented homes increased almost two percentage points (from 28.1% in 2006), whereas homes owned with a mortgage increased by less than one percentage point (from 34.1% in 2006 to 34.9% in 2011), and the proportion of households that owned their dwelling outright decreased (from 34.0% in 2006 to 32.1% in 2011).

PROPORTION OF DWELLINGS(a), by Selected Tenure Type, 2006 and 2011



(a) Total occupied private dwellings, excluding 'Visitor only' and 'Other non-classifiable' households.

Source: ABS Census of Population and Housing, 2006 and 2011

Rental costs increased by about ten percentage points more than mortgage repayments. The median monthly mortgage repayment in Australia rose from \$1,300 in 2006 to \$1,800 in 2011, an increase of 38.5 per cent, while the median weekly rent payment increased by 49.2 per cent.

For other national housing statistics, see Housing Occupancy and Costs, 2011-12 (cat. no. 4130.0).

Median rental payments by landlord type

Census data breaks down renters by landlord type. This includes those that rent in the private rental market from real estate agents or persons not in the same households and those who rent from state or territory housing authorities. Median rental payments will be affected by households who are living rent free (3.6% of all rented dwellings) and households who rent through state or territory housing authorities (13.7% of all rented dwellings). Most renter households (54.3%) had a real estate agent as their landlord and these households had the highest median rent (\$335 per week).

MEDIAN WEEKLY RENT(a), By landlord type, Australia, 2011

Landlord type	Rented dwellings (no.)	Proportion of total rented dwellings (%)	Median rent (\$/week)
Real estate agent	1 247 850	54.3	335
State or territory housing authority	341 691	13.7	110
Persons not in the same household(b)	520 913	22.7	260
Housing co-operative/community/church group	51 374	2.2	132
Other landlord type(c)	112 348	4.9	180
Not stated	50 282	2.2	-
Total	2 297 458	100.0	285

(a) Applicable to occupied private dwellings which were rented (or occupied rent-free) by a member of the household. Excludes 'Visitor only' and 'Other non-classifiable' households.

(b) Comprises dwellings being rented from a parent/other relative or other person.

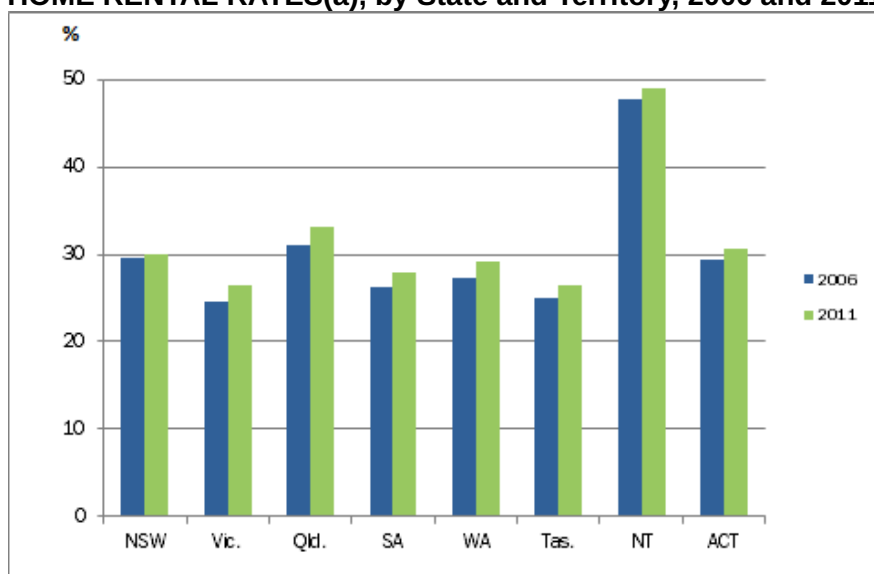
(c) Comprises dwellings being rented through a 'Residential park (includes caravan parks and marinas)', 'Employer - Government (includes Defence Housing Authority)' and 'Employer - other employer'.

Source: ABS Census of Population and Housing, 2011

RENTING IN THE STATES AND TERRITORIES

In 2011, the Northern Territory recorded the highest home rental rate of all states and territories, with nearly half of all homes being rented (49.1%). Tasmania and Victoria had the lowest home rental rates of 26.4% and 26.5% respectively. Home rental rates increased in all states and territories between 2006 and 2011. Queensland had the largest increase from 31.1% in 2006 to 33.2% in 2011, followed by Western Australia from 27.2% in 2006 to 29.2% in 2011. New South Wales had the smallest increase from 29.5% in 2006 to 30.1% in 2011.

HOME RENTAL RATES(a), by State and Territory, 2006 and 2011



(a) The home rental rate is the number of occupied private dwellings which were rented (or occupied rent-free) by a member of the household, as a proportion of total occupied private dwellings. Excludes 'Visitor only' and 'Other non-classifiable' households.

Source: ABS Census of Population and Housing, 2006 and 2011

The following table presents median rental payments for 2006 and 2011 for each state and territory in Australia. Western Australia reported the biggest increase of median weekly rent (in both dollar terms and per cent), increasing to \$300 in 2011 from \$170 in 2006, an increase of 76.5%. The Australian Capital Territory reported the highest median weekly rental payment in 2011 of \$380.

MEDIAN WEEKLY RENTAL PAYMENTS(a), by State and Territory, 2006 and 2011

State/Territory	Median Rent Payment		Change	
	2006 (\$/week)	2011 (\$/week)	(\$)	(%)
New South Wales	210	300	90	42.9
Victoria	185	277	92	49.7
Queensland	200	300	100	50.0
South Australia	150	220	70	46.7
Western Australia	170	300	130	76.5
Tasmania	135	200	65	48.1
Northern Territory	140	225	85	60.7
Australian Capital Territory	260	380	120	46.2

(a) Applicable to occupied private dwellings being rented (or occupied rent-free) by a member of the household. Excludes 'Visitor only' and 'Other non-classifiable' households.

(b) Includes Other Territories.

Source: ABS Census of Population and Housing, 2006 and 2011

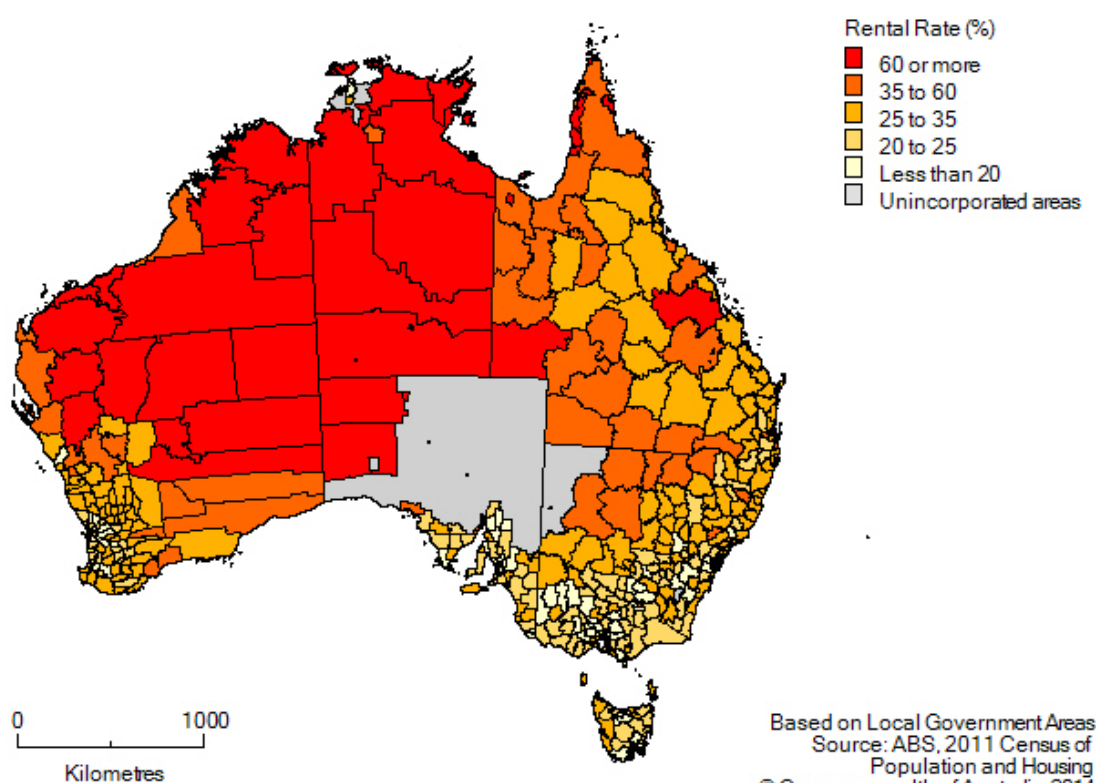
RENTING IN LOCAL GOVERNMENT AREAS

High rental rates

A high proportion of rented homes in a local government area reflects supply and demand factors within the region and can be associated with a highly mobile population (for example, one with a large transient workforce). It can also be associated with complex land tenure arrangements such as those in some remote Aboriginal and Torres Strait Islander communities.

In 2011, home rental rates varied considerably in LGAs as shown in the following map. The LGAs with the highest home rental rates were mostly located in the Northern Territory, Western Australia, far north and western Queensland, as well as some inner city areas. The inner city LGAs of Melbourne and Perth reported home rental rates over 60% (62.7% and 62.3% respectively), while Sydney and Adelaide reported rates around 60% (59.8% and 59.4% respectively).

HOME RENTAL RATES(a), By Local Government Area, Australia - 2011



(a) The home rental rate is the number of occupied private dwellings which were rented (or occupied rent-free) by a member of the household, as a proportion of total occupied private dwellings. Excludes 'Visitor only' and 'Other non-classifiable' households.

In the ten LGAs with the highest home rental rates, over 80% of dwellings were rented in 2011. This was considerably higher than the overall rental rate of 29.6% for Australia. Northern Peninsula Area, in Queensland, recorded the highest proportion of rented dwellings, with 94.1%.

HOME RENTAL RATES(a), Ten Highest Local Government Areas(b), 2011

Local Government Area	State/Territory	Home rental rate (%)	Total occupied private dwellings (no.)
Northern Peninsula Area	Qld.	94.1	562
East Arnhem	NT	93.4	1 204
West Arnhem	NT	92.1	1 027
Tiwi Islands	NT	91.4	558
Torres Strait Island	Qld.	90.8	943
Central Desert	NT	86.6	665
Halls Creek	WA	84.0	729
Victoria-Daly	NT	83.9	1 171
Ashburton	WA	83.9	1 937
MacDonnell	NT	83.3	1 007

(a) The home rental rate is the number of occupied private dwellings which were rented (or occupied rent-free) by a member of the household, as a proportion of total occupied private dwellings. Excludes 'Visitor only' and 'Other non-classifiable' households.

(b) LGAs with a total occupied private dwelling count under 500 dwellings are excluded from this table.

Source: ABS Census of Population and Housing, 2011

Of the ten LGAs with the highest home rental rates in Australia in 2011, six were in the Northern Territory, and two in both Western Australia and Queensland. For eight of these LGAs, the majority of households in rented homes reported their landlord as the state or territory housing authority. The main landlord type for the LGA of Northern Peninsula Area was 'housing co-operative, community or church group', while the main landlord type for Ashburton was 'employer - other employer'.

With the exception of Ashburton in Western Australia, all the LGAs with the highest home rental rates had no households which reported renting through a real estate agent. Ashburton had about 50 dwellings (or 3% of all rented dwellings) rented from a real estate agent. The median rent reported for Ashburton in 2011 was \$30 per week.

Biggest rental rate increases

Of the ten LGAs with the biggest growth in home rental rates between 2006 and 2011, eight were located in Western Australia, and one in both Queensland and South Australia. These LGAs are characterised by tourism and mining industries, and the growth is likely to be due to the increasing demand for properties to accommodate the mining and construction workers in these LGAs.

East Pilbara, in far north Western Australia, had the biggest growth in home rental rates, which increased by 17.2 percentage points from 59.2% in 2006 to 76.4% in 2011. East Pilbara is characterised by its remoteness and high proportion of workers in the mining industry in 2011. The main industry of employment for people counted in rented dwellings was Metal Ore Mining (32.1% of employed usually resident renters), followed by Preschool and School Education (8.7%). Nearly 60% of employed persons in rented dwellings were male compared with 40% being female. The median age of persons in rented dwellings in East Pilbara was 27 years, compared with 32 years for the total population of East Pilbara and 36 years for Western Australia.

In East Pilbara, the number of rented dwellings increased by about 400 properties between 2006 and 2011, with the majority of these households reporting the landlord as their 'employer'. The number of occupied private dwellings increased by about 200 dwellings. The number of dwellings owned outright remained the same, however the number of dwellings owned with a mortgage decreased by about 200 dwellings.

BIGGEST GROWTH IN RENTAL RATES(a), by Local Government Area(b), 2006 and 2011

Local Government Area	State/Territory	Home rental rate (%)		Difference(c) (% points)
		2006	2011	
East Pilbara	WA	59.2	76.4	17.2
Halls Creek	WA	72.4	84.0	11.6
Port Hedland	WA	56.4	67.6	11.2

Isaac	Qld.	50.3	60.8	10.4
Roxby Downs	SA	56.6	66.4	9.8
Roebourne	WA	61.6	71.2	9.5
Perth	WA	54.1	62.3	8.2
Boddington	WA	25.3	32.9	7.6
Ravensthorpe	WA	36.1	43.6	7.6
Coolgardie	WA	32.3	39.7	7.4

(a) The home rental rate is the number of occupied private dwellings which were rented (or occupied rent-free) by a member of the household, as a proportion of total occupied private dwellings. Excludes 'Visitor only' and 'Other non-classifiable' households.

(b) LGAs with a total occupied private dwelling count under 500 dwellings are excluded from this table.

(c) This calculation is the difference between the percentages from 2006 and 2011 and uses original unrounded data.

Source: ABS Census of Population and Housing, 2006 and 2011

While most of the LGAs with large growth in rental rates were in regional and remote areas, there was also a large increase in the inner city LGA of Perth.

The usually resident population counted in rented dwellings in Perth had the following characteristics in 2011:

- Over 55% were aged between 20 and 34 years, with a median age of 30 years.
- Just under a quarter (22.3%) were attending an education institution, with the majority of these people attending a university (52.4%).
- More than two thirds (70.2%) were employed.
- The three main industries of employment were 'Professional, Scientific and Technical' with 16.8%, 'Food and Beverage Services' with 7.4% and 'Metal Ore Mining' with 3.8%.

Median weekly rental payment

Median weekly rent payments among LGAs varied from under \$50 to over \$550, with the highest payments reported in the Greater Sydney region. The highest was in Ku-ring-gai with \$575. Ku-ring-gai had 15.1% of dwellings being rented and a median age of 41 years. This was older than the median age of New South Wales (38 years) and the median age of Australia (37 years). Ku-ring-gai also reported one of the highest median monthly mortgage repayments for 2011, with a monthly repayment of \$3,000.

HIGHEST MEDIAN WEEKLY RENTAL PAYMENT(a), by Local Government Area, 2011

Local Government Area	State/Territory	Median rental payment (\$/week)	Homes being rented (no.)
Ku-ring-gai	NSW	575	5 397
Woollahra	NSW	550	7 778
Manly	NSW	520	5 520
Pittwater	NSW	500	3 718
Waverley	NSW	500	11 621
Willoughby	NSW	490	8 490
Canada Bay	NSW	480	9 273
Leichhardt	NSW	480	8 649
North Sydney	NSW	480	14 211
Mosman	NSW	475	3 684

(a) Applicable to occupied private dwellings which were being rented (or occupied rent-free) by a member of the household. Excludes 'Visitor only' and 'Other non-classifiable' households.

Source: ABS Census of Population and Housing, 2011

All of the top ten LGAs with the highest median weekly rental payments in 2011 were in New South Wales and had less than 11% of renters reporting their landlord as the state housing authority. They also had high median weekly household incomes of \$1,800 and above. This compares with \$1,237 for New South Wales and \$1,243 for Australia. The median weekly household incomes ranged from

\$1,817 in Canada Bay to \$2,508 in Ku-ring-gai.

See the state and territory pages for maps showing the regional variation in median weekly rent payments.

Median rental payments by landlord type

.....Case study

The LGAs of Port Hedland and Roebourne, in the Pilbara region of Western Australia, are good case studies for examining the variation in the amount of rent paid to different types of landlords.

The total median weekly rents paid in these LGAs were lower than the national average (\$285) at \$120. Further analysis of this data by landlord type highlights the impact of public housing and employer provided housing on median rents. For example, the main landlord type for both regions were reported as 'employer-other'. The median rent paid for 'employer-other' was significantly lower, in both regions, than those renting with real estate agents which reflect employers subsidising employee rent, which is common in mining regions. It should be noted that rental subsidies may also be paid as reimbursements by an employer or other party which may impact the way housing costs and incomes are reported in the Census which should be considered in interpreting the results.

MEDIAN WEEKLY RENT(a), By landlord type, 2011

Landlord type	Port Hedland		Roebourne	
	(\$)(% of rented dwellings)		(\$)(% of rented dwellings)	
Real estate agent	1 200	21	1 200	18
State/territory housing authority	136	18	140	16
Persons not in same household(b)	650	5	1 000	5
Housing co-operative/community/church group	70	2	48	1
Residential park(c)	58	0	420	1
Employer - Government(d)	111	14	130	12
Employer - other	100	37	35	44
Not stated	-	3	-	3
Total	120	100	120	100

(a) Applicable to occupied private dwellings which were rented (or occupied rent-free) by a member of the household. Excludes 'Visitor only' and 'Other non-classifiable' households.

(b) Comprises dwellings being rented from a parent/other relative or other person.

(c) Includes caravan parks and marinas.

(d) Includes Defence Housing Authority.

Source: ABS Census of Population and Housing, 2011

Changes in median rental payments

The cost of renting in a region may change over time, due to changes in workforce demand, population growth or decline, or demand for different tenure arrangements in regions.

The LGAs with the fastest growth in median rental payments between 2006 and 2011 are shown in the following table. As with the fastest growth in median monthly mortgage repayments the majority (eight out of ten) of regions were located in Western Australia. There was also one in the Northern Territory and one in Queensland.

FASTEST GROWTH IN MEDIAN WEEKLY RENT PAYMENTS(a), by Local Government Area(b), 2006 and 2011

Local Government Area	State/Territory	Median Rent Payment	Change
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		2006 (\$/week)	2011 (\$/week)	(\$)	(%)
Weipa	Qld.	36	241	205	569.4
Ravensthorpe	WA	109	220	111	101.8
Serpentine-Jarrahdale	WA	155	309	154	99.4
Palmerston	NT	190	360	170	89.5
Bassendean	WA	160	300	140	87.5
Armadale	WA	155	290	135	87.1
Boddington	WA	120	224	104	86.7
Wanneroo	WA	190	350	160	84.2
Belmont	WA	163	300	137	84.0
Cockburn	WA	180	330	150	83.3

(a) Applicable to occupied private dwellings which were rented (or occupied rent-free) by a member of the household. Excludes 'Visitor only' and 'Other non-classifiable' households.

(b) LGAs with a total occupied private dwelling count under 500 dwellings are excluded from this table.

Source: ABS Census of Population and Housing, 2006 and 2011

Weipa, in far north Queensland, had the fastest growth in median weekly rent payments, which increased by 569.4% from \$36 per week in 2006 to \$241 in 2011, a rise of \$205. This LGA is characterised by its remoteness, Aboriginal and Torres Strait Islander population and high proportion of workers in the mining industry in 2011 (the main industry of employment was Metal Ore Mining with 36.1%). Weipa also had the biggest growth in the proportion of dwellings owned with a mortgage between Censuses. In the case of Weipa, mining companies have been the main factor contributing to changes in housing tenure arrangements, with significant numbers of properties changing ownership from mining companies to private ownership (Endnote 3).

Between 2006 and 2011 the number of rented properties dropped in Weipa from 740 to 595, or 20%. The bulk of this decrease was in landlord type 'employer - other employer', which dropped from 474 dwellings to 243. However, the number of dwellings rented from a real estate agent increased from 44 to 146. The number of dwellings owned with a mortgage increased from 69 to 311.

The LGAs of Ravensthorpe and Boddington are regional areas located in Western Australia, but the majority of fast growing rental areas are located in major cities. Serpentine-Jarrahdale, Bassendean, Armadale, Wanneroo, Belmont and Cockburn are all LGAs in the capital city region of Perth. Palmerston is an urban centre near Darwin in the Northern Territory.

The LGAs with the fastest growth in median rental payments between 2006 and 2011 also experienced high population turnover and high population growth during the period. High population turnover may indicate a change in the composition of a region's population, which can have an effect on the region's economy, housing market and demand for services. See Perspectives on Regional Australia: Population Growth and Turnover in Local Government Areas (LGAs), 2006-2011(cat. no. 1380.0.55.007).

MEDIAN RENTAL PAYMENTS: STATE AND TERRITORY MAPS BY LGA

New South Wales and Australian Capital Territory
Victoria
Queensland
South Australia
Western Australia
Tasmania
Northern Territory

CONCLUSION

This article examines rental rates across Australia, the associated cost of rental payments and how these costs have changed between 2006 and 2011.

In 2011, the LGAs with the highest home rental rates were mostly located in the Northern Territory, Western Australia, far north and western Queensland, as well as some inner city areas. Northern Peninsula Area, in Queensland, recorded the highest proportion of rented dwellings, with 94.1%. East Pilbara, in far north Western Australia, had the biggest increase in home rental rates, which increased by 17.2 percentage points from 59.2% in 2006 to 76.4% in 2011.

The LGAs with the highest median weekly rent payments were mostly located in the Greater Sydney region, with Ku-ring-gai having the highest median rent payment of \$575 per week. Weipa, in far north Queensland, had the fastest growth in median rent payments, which increased by 569.4% from \$36 per week in 2006 to \$241 in 2011, a rise of \$205.

Most rented households (54.3%) had a real estate agent as their landlord, and these households had the highest median rent (\$335 per week). Our case study of Port Hedland and Roebourne highlighted the variation in the amount of rent paid to different types of landlords and the impact of employer provided accommodation and subsidies on median rental costs.

This series of housing articles has analysed tenure types based on 'occupied private dwellings' and has not captured 'non-private dwellings' which can include student accommodation, nursing homes, and staffing quarters, all of which have an important impact on housing arrangements in regional areas. Further analysis of this data would provide planners and researchers with the full picture of tenure across Australia.

DATA SOURCES AND DEFINITIONS

Data in this article were drawn from the Censuses of Population and Housing, conducted in August 2006 and August 2011. For more information see ABS Census Dictionary (cat. no. 2901.0).

The Census provides a snapshot of housing tenure in Australia on Census Night. For more information see Fact Sheet: Housing Tenure in the Census.

Changes in rent payments have not been adjusted to take into account the changes to the cost of living. For more information see Fact Sheet: Mortgage and Rent Payments.

Income data collected from the Census has some limitations. For more information see Fact Sheet: Income Data in the Census.

Analysis in this article is based on private dwellings which were occupied on Census Night. This analysis excludes households not classifiable by household type (Visitor only and Other non-classifiable households). This analysis also excludes non-private dwellings.

This article analyses data for Local Government Areas (LGAs) and excludes Unincorporated areas. The Australia Capital Territory (ACT) is included in state and territory analysis, but not in regional analysis as there are no LGAs in the ACT.

The **home rental rate** is defined as the number of occupied private dwellings which were rented or being occupied rent-free by a member of the household, expressed as a proportion of total occupied private dwellings.

The proportion of homes **owned with a mortgage** is defined as the number of occupied private dwellings, owned with a mortgage or being purchased under a rent/buy scheme by a member of the household, expressed as a proportion of total occupied private dwellings.

The proportion of homes **owned outright** is defined as the number of occupied private dwellings, owned outright by a member of the household, expressed as a proportion of total occupied private dwellings.

Total occupied private dwellings include dwellings with tenure type 'not stated'. Across Australia, this represents approximately 2.5% of all dwellings.

The median is the value that divides a set of data exactly in half. It is the middle value when the values in a set of data are arranged in order. If there is no middle value (i.e. there are an even number of values) then the median is calculated by determining the mean of the two middle values.

Data used in this analysis have been randomly adjusted to avoid the release of confidential data. As such numbers may differ slightly to other outputs from the ABS website.

ENDNOTES

1. ABS, Research Paper: A Review of Regional Development Australia Committee Regional Plans, 2013, cat. no 1381.0, ABS, Canberra.
2. Kelly, J-F., Hunter, J., Harrison, C., Donegan, P., 2013, *Renovating Housing Policy*, Grattan Institute, Melbourne.
3. Rio Tinto Alcan, Environmental Impact Statement, South of Embley Project, Vol 3, Section 16, Social Impact Assessment, viewed 1 April, 2011, <http://www.riotintoalcan.com/ENG/ourproducts/1818_environmental_impact_statement.asp>.

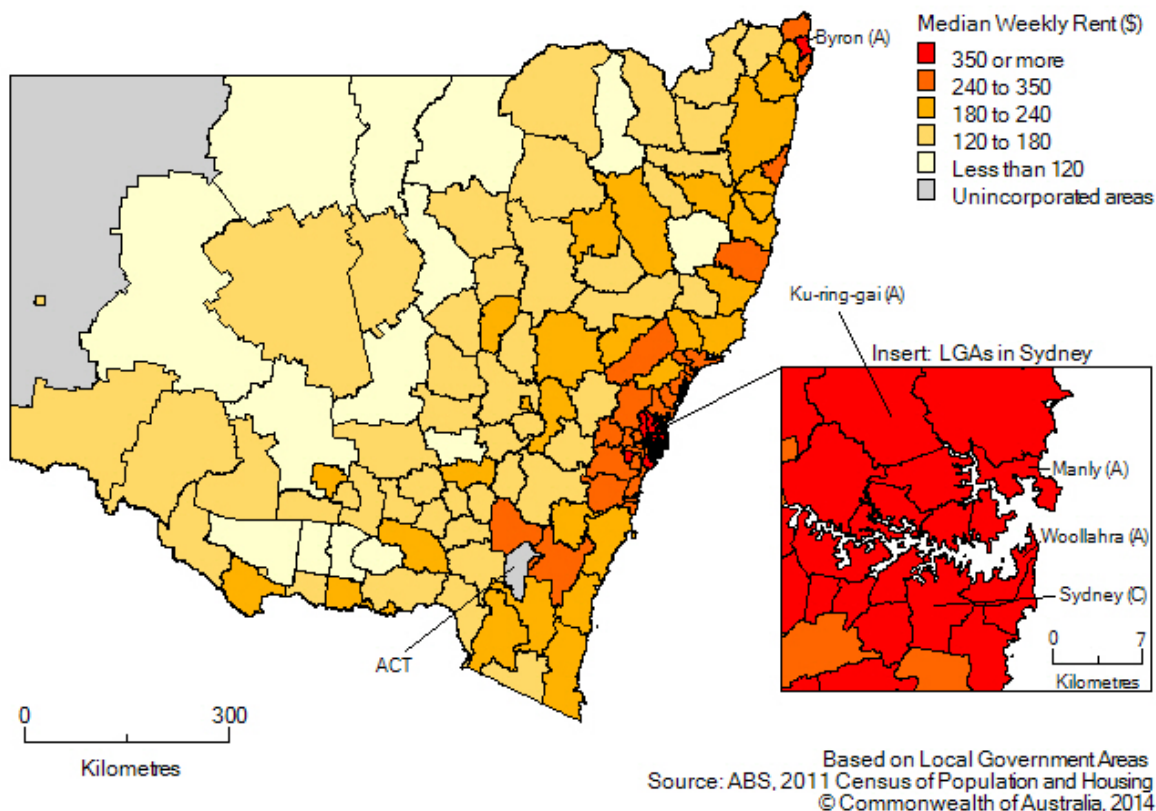
New South Wales and Australian Capital Territory

NEW SOUTH WALES AND AUSTRALIAN CAPITAL TERRITORY

Median weekly rental payments

- In 2011, the median weekly household rent in New South Wales was \$300 and in the Australian Capital Territory \$380, compared with \$285 for Australia.
- The Australian Capital Territory reported the highest median weekly rental payment of all states and territories in the country of \$380.
- The Local Government Area (LGA) with the highest median weekly rent in New South Wales was Ku-ring-gai (\$575 per week), located north of the Sydney CBD.
- As the following map shows, the highest median weekly rents were located in the Greater Sydney region and around the periphery of Sydney and Canberra. The LGAs of Woollahra and Manly also reported median weekly rents above \$500 in 2011, \$550 and \$520 respectively.
- There were also some high median weekly rents in the far north eastern corner of the state in the LGAs of Byron (\$350), Tweed (\$295) and Ballina (\$290).

MEDIAN WEEKLY RENTAL PAYMENT(a), by Local Government Area, New South Wales, 2011



(a) Applicable to occupied private dwellings which were being rented (or occupied rent-free) by a member of the household.
Excludes 'Visitor only' and 'Other non-classifiable' households.

Changes in median weekly rental payments

- In New South Wales, the LGA with the fastest growth in median weekly rental payments between 2006 and 2011 was Gwydir, located in the north-east of the state.
- In New South Wales, the fastest growth in rent payments were in LGAs outside the capital city areas. While these areas had lower overall rent payments compared to the capital cities, they showed the most significant change over time.
- Queanbeyan, adjacent to the ACT, also had high growth in median weekly rental payments of over 50%, from \$185 in 2006 to \$289 in 2011, a rise of 56.2%.

FASTEST GROWTH IN MEDIAN WEEKLY RENTAL PAYMENTS(a), by Local Government Area(b), New South Wales, 2006 and 2011

Local Government Area	Median Rental Payment			Change
	2006 (\$/week)	2011 (\$/week)	(\$)	(%)
Greater Sydney				
Canterbury	190	300	110	57.9
Fairfield	180	280	100	55.6
Auburn	230	350	120	52.2
Liverpool	195	295	100	51.3
Blacktown	200	300	100	50.0
Rest of New South Wales				
Gwydir	60	100	40	66.7
Upper Lachlan Shire	90	145	55	61.1
Urana	50	80	30	60.0
Wakool	75	120	45	60.0
Yass Valley	150	240	90	60.0

(a) Applicable to occupied private dwellings which were being rented (or occupied rent-free) by a member of the household. Excludes 'Visitor only' and 'Other non-classifiable' households.

(b) LGAs with a total occupied private dwelling count under 500 dwellings in 2011 are excluded from this table.

Source: ABS Census of Population and Housing, 2006 and 2011

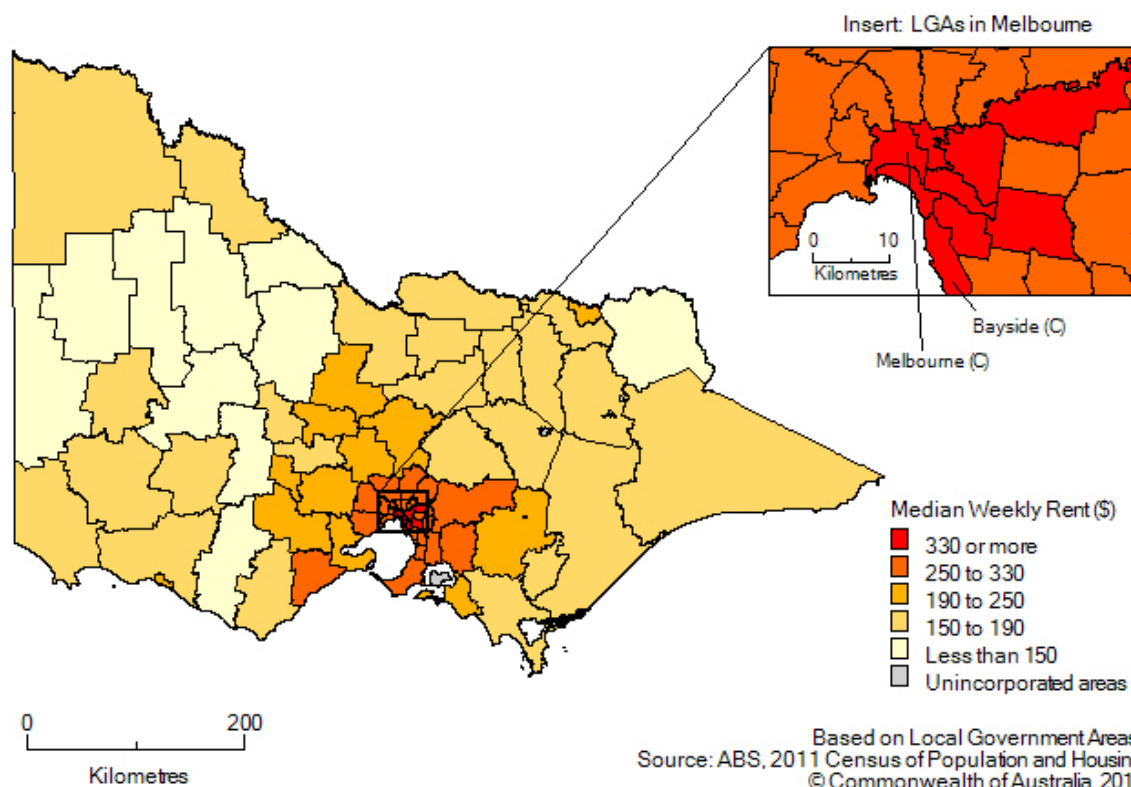
Victoria

VICTORIA

Median weekly rental payments

- In 2011, the median household rent in Victoria was \$277 per week, compared with \$285 for Australia.
- The Local Government Areas (LGA) with the highest median weekly rent in Victoria were the inner city LGA of Melbourne, reporting a cost of \$400 per week, followed by Bayside with a cost of \$390 per week.
- As the following map shows, the highest median weekly rents were located in the Greater Melbourne region and surrounding areas.

MEDIAN WEEKLY RENTAL PAYMENT(a), by Local Government Area, Victoria, 2011



(a) Applicable to occupied private dwellings which were being rented (or occupied rent-free) by a member of the household. Excludes 'Visitor only' and 'Other non-classifiable' households.

Changes in median weekly rental payments

- In Victoria, the LGA with the fastest growth in median weekly rental payments between 2006 and 2011 was West Wimmera, located in the far west of the state, along the Victorian/South Australian border. However, this area had a considerably lower rental payment compared with LGAs in the Greater Melbourne region.
- Maribyrnong recorded the fastest growth in the capital city region of Greater Melbourne, with rental costs increasing by 64.7%, from \$170 in 2006 to \$280 in 2011. This LGA is situated four

kilometres west of the Melbourne CBD.

FASTEST GROWTH IN MEDIAN WEEKLY RENTAL PAYMENTS(a), by Local Government Area(b), Victoria, 2006 and 2011

Local Government Area	Median Rental Payment		Change	
	2006 (\$/week)	2011 (\$/week)	(\$)	(%)
Greater Melbourne				
Maribyrnong	170	280	110	64.7
Darebin	185	294	109	58.9
Moreland	198	310	112	56.6
Greater Dandenong	160	250	90	56.3
Cardinia	180	280	100	55.6
Rest of Victoria				
West Wimmera	45	80	35	77.8
Golden Plains	130	200	70	53.8
Towong	90	135	45	50.0
Bass Coast	150	224	74	49.3
Hindmarsh	82	120	38	46.3

(a) Applicable to occupied private dwellings which were being rented (or occupied rent-free) by a member of the household. Excludes 'Visitor only' and 'Other non-classifiable' households.

(b) LGAs with a total occupied private dwelling count under 500 dwellings in 2011 are excluded from this table.

Source: ABS Census of Population and Housing, 2006 and 2011

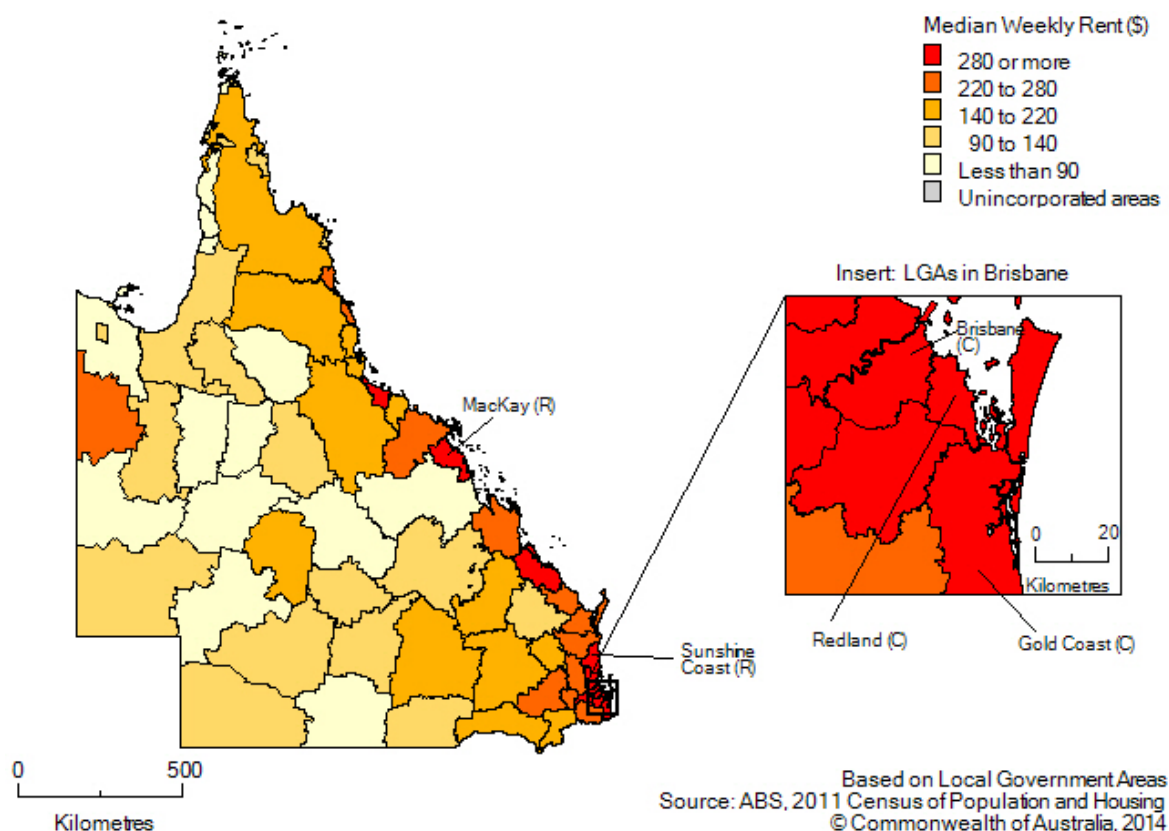
Queensland

QUEENSLAND

Median weekly rental payments

- In 2011, the median weekly household rent in Queensland was \$300, the second highest in the country and equal to median rents paid in New South Wales and Western Australia. This compared with \$285 for Australia.
- The LGAs of Brisbane, Gold Coast and Redland recorded the highest median rents in Queensland, all with rental costs of \$350 per week.
- As the following map shows, the highest median rental payments were clustered in and around the Greater Brisbane region and along the coast. The LGAs of Sunshine Coast and MacKay also reported median weekly rents above \$300 in 2011, \$320 and \$315 respectively.

MEDIAN WEEKLY RENTAL PAYMENT(a), by Local Government Area, Queensland, 2011



(a) Applicable to occupied private dwellings which were being rented (or occupied rent-free) by a member of the household.
Excludes 'Visitor only' and 'Other non-classifiable' households.

Changes in median weekly rental payments

- In Australia and Queensland, the LGA with the fastest growth in median weekly rental payments between 2006 and 2011 was the community of Weipa, located in the far north of the state, with an increase of 570%.
- In Queensland the fastest growth in household rent were recorded in LGAs outside the Greater Brisbane area, and some of these regions have also experienced growth in mining activity (e.g. Weipa, Gladstone and Mount Isa).
- The LGA with the fastest growth in rent costs in Greater Brisbane was Somerset, which rose from \$150 per week in 2006 to \$240 in 2011, a rise of 60.0%. This LGA is located about 100 kilometres northwest of inner Brisbane.

FASTEST GROWTH IN MEDIAN WEEKLY RENTAL PAYMENTS(a), by Local Government Area(b), Queensland, 2006 and 2011

Local Government Area	Median Rental Payment		Change	
	2006 (\$/week)	2011 (\$/week)	(\$)	(%)
Greater Brisbane				
Somerset	150	240	90	60.0
Lockyer Valley	160	250	90	56.3
Scenic Rim	160	250	90	56.3
Ipswich	180	280	100	55.6
Logan	200	300	100	50.0
Moreton Bay	200	300	100	50.0
Rest of Queensland				
Weipa	36	241	205	569.4
Western Downs	110	200	90	81.8
Gladstone	175	300	125	71.4
Mount Isa	150	250	100	66.7

(a) Applicable to occupied private dwellings which were being rented (or occupied rent-free) by a member of the household. Excludes 'Visitor only' and 'Other non-classifiable' households.

(b) LGAs with a total occupied private dwelling count under 500 dwellings in 2011 are excluded from this table.

Source: ABS Census of Population and Housing, 2006 and 2011

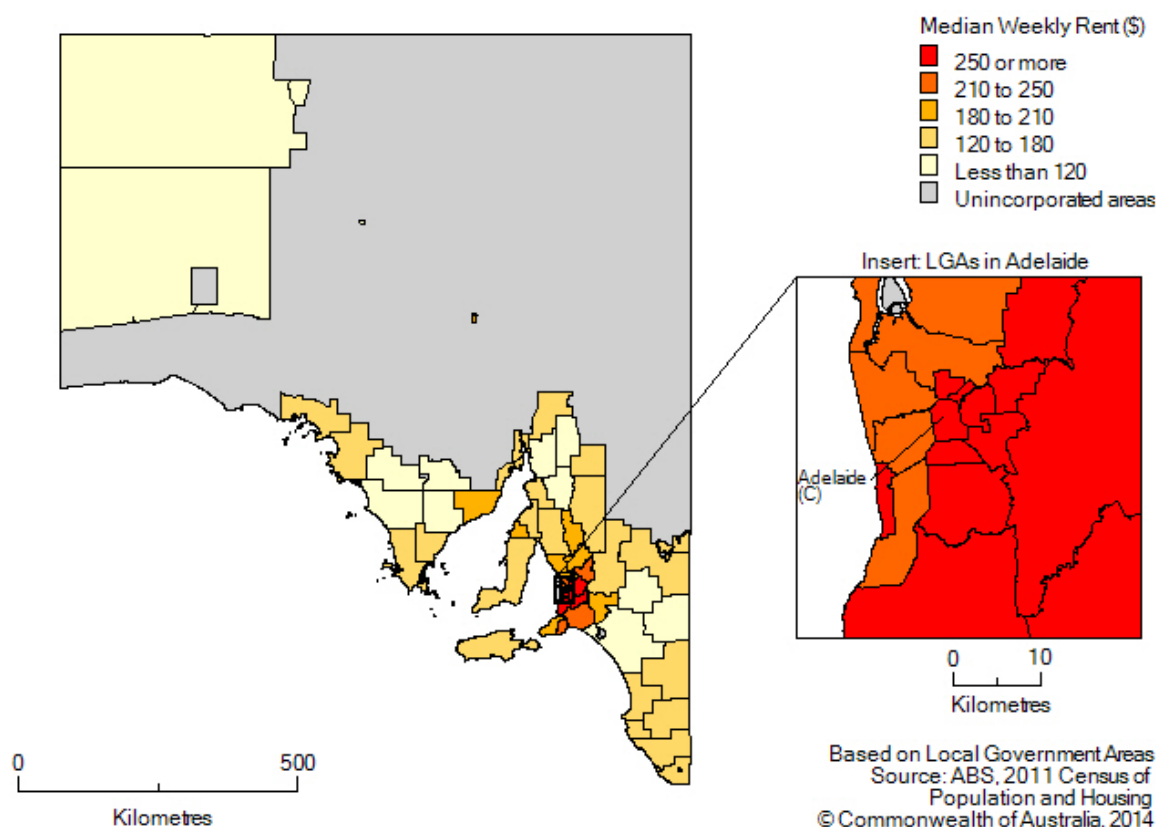
South Australia

SOUTH AUSTRALIA

Median weekly rental payments

- In 2011, the median household rent for South Australia was \$220 per week, compared with \$285 for Australia.
- The Local Government Area (LGA) with the highest median rent payment was the inner city LGA of Adelaide, recording a cost of \$320 per week.
- As the following map shows the LGAs with the highest weekly median rental payments were in the Greater Adelaide region and surrounds.

MEDIAN WEEKLY RENTAL PAYMENT(a), by Local Government Area, South Australia, 2011



(a) Applicable to occupied private dwellings which were being rented (or occupied rent-free) by a member of the household. Excludes 'Visitor only' and 'Other non-classifiable' households.

Changes in median weekly rental payments

- In South Australia, the LGAs with the fastest growth in median weekly rental payments between 2006 and 2011 were Peterborough (in the mid-north of the state) and Southern Mallee (in the south), both with an increase of 66.7%.
- While the fastest growth in rent payments were in LGAs in the rest of South Australia, these

areas had lower overall rent payments compared to Greater Adelaide.

- The LGA with the fastest growth in rent costs in Greater Adelaide was West Torrens, which rose from \$160 per week in 2006 to \$247 in 2011, a rise of 54.4%. This LGA is located west of the inner city area of Adelaide.

FASTEST GROWTH IN MEDIAN WEEKLY RENTAL PAYMENTS(a), by Local Government Area(b), South Australia, 2006 and 2011

Local Government Area	Median Rental Payment			Change
	2006 (\$/week)	2011 (\$/week)	(\$)	(%)
Greater Adelaide				
West Torrens	160	247	87	54.4
Walkerville	170	261	91	53.5
Marion	158	240	82	51.9
Port Adelaide Enfield	145	220	75	51.7
Charles Sturt	155	235	80	51.6
Rest of South Australia				
Peterborough	75	125	50	66.7
Southern Mallee	60	100	40	66.7
Franklin Harbour	114	180	66	57.9
Barunga West	100	150	50	50.0
Lower Eyre Peninsula	100	150	50	50.0
Tumby Bay	100	150	50	50.0

(a) Applicable to occupied private dwellings which were being rented (or occupied rent-free) by a member of the household. Excludes 'Visitor only' and 'Other non-classifiable' households.

(b) LGAs with a total occupied private dwelling count under 500 dwellings in 2011 are excluded from this table.

Source: ABS Census of Population and Housing, 2006 and 2011

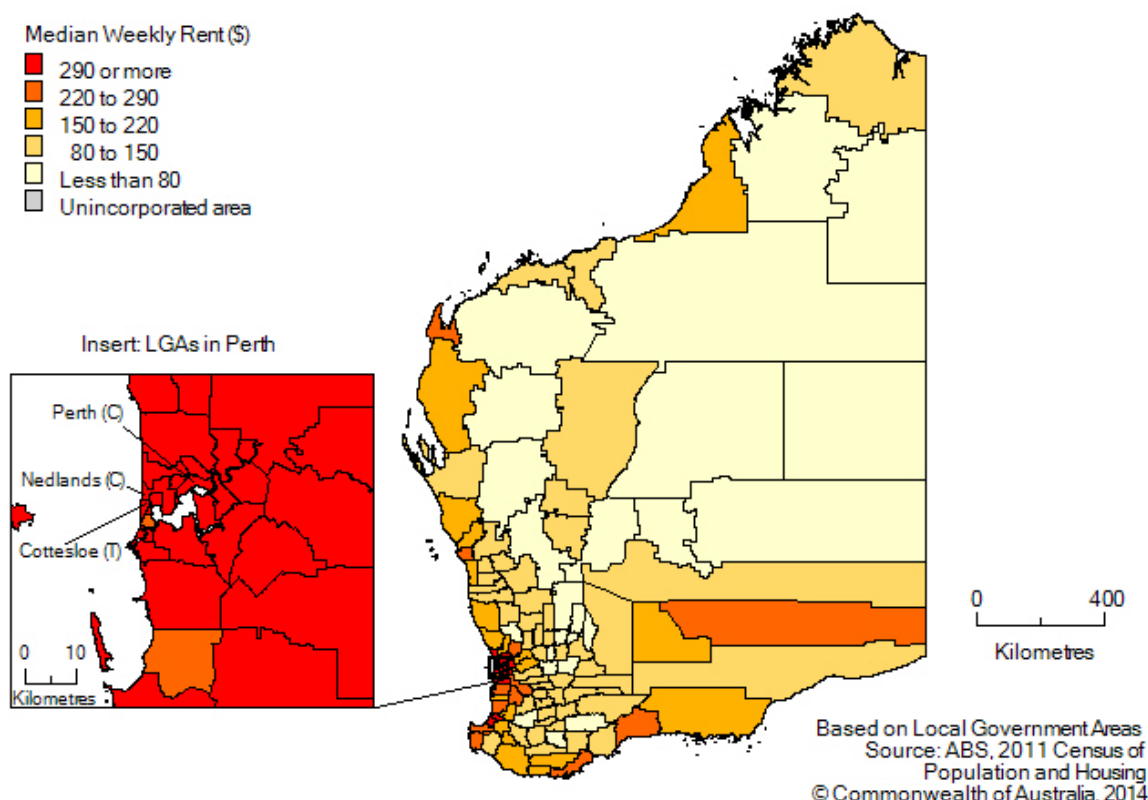
Western Australia

WESTERN AUSTRALIA

Median weekly rental payments

- In 2011, the median weekly household rent in Western Australia was \$300, the second highest in the country and equal to median rents paid in New South Wales and Queensland. This compared with \$285 for Australia.
- The Local Government Area (LGA) with the highest median weekly rent in Western Australia was Cottesloe (\$450 per week), located on the coast, west of the inner region of Perth. This was considerably higher than the median weekly rent costs of Western Australia and Australia. The LGAs of Perth and Nedlands also reported median weekly rents above \$400 in 2011, \$440 and \$429 respectively.
- As the following map shows, the highest median weekly rents were located in the Greater Perth region and surrounding areas. The lowest rents were reported in remote and very remote regions.

MEDIAN WEEKLY RENTAL PAYMENT(a), by Local Government Area, Western Australia, 2011



(a) Applicable to occupied private dwellings which were being rented (or occupied rent-free) by a member of the household. Excludes 'Visitor only' and 'Other non-classifiable' households.

Changes in median weekly rental payments

- Between 2006 and 2011, eight out of the top ten fastest growing LGAs in median weekly rent payments in Australia were located in Western Australia. Ravensthorpe and Serpentine-Jarrahdale were the second and third fastest rental growth regions in Australia, behind Weipa in far north Queensland.
- The median rent costs in Ravensthorpe, a shire located in the southern Goldfields-Esperance region of Western Australia, more than doubled in cost; \$109 per week in 2006 to \$220 in 2011.
- The LGA with the fastest growth in rent costs in Greater Perth was Serpentine-Jarrahdale, south east of Perth, which nearly doubled from \$155 per week in 2006 to \$309 in 2011, a rise of 99.4%. This LGA had the highest proportion of homes owned with a mortgage in Australia in 2011 (55.3%) and recorded one of the lowest proportions of rented dwellings (14.7%).

FASTEST GROWTH IN MEDIAN WEEKLY RENTAL PAYMENTS(a), by Local Government Area(b), Western Australia, 2006 and 2011

Local Government Area	Median Rental Payment			Change
	2006 (\$/week)	2011 (\$/week)	(\$)	(%)
Greater Perth				
Serpentine-Jarrahdale	155	309	154	99.4
Bassendean	160	300	140	87.5
Armadale	155	290	135	87.1
Wanneroo	190	350	160	84.2
Belmont	163	300	137	84.0
Rest of Western Australia				
Ravensthorpe	109	220	111	101.8
Boddington	120	224	104	86.7
Exmouth	141	250	109	77.3
Capel	180	310	130	72.2
Chittering	120	200	80	66.7

Halls Creek	30	50	20	66.7
York	120	200	80	66.7

(a) Applicable to occupied private dwellings which were being rented (or occupied rent-free) by a member of the household. Excludes 'Visitor only' and 'Other non-classifiable' households.
(b) LGAs with a total occupied private dwelling count under 500 dwellings in 2011 are excluded from this table.
Source: ABS Census of Population and Housing, 2006 and 2011

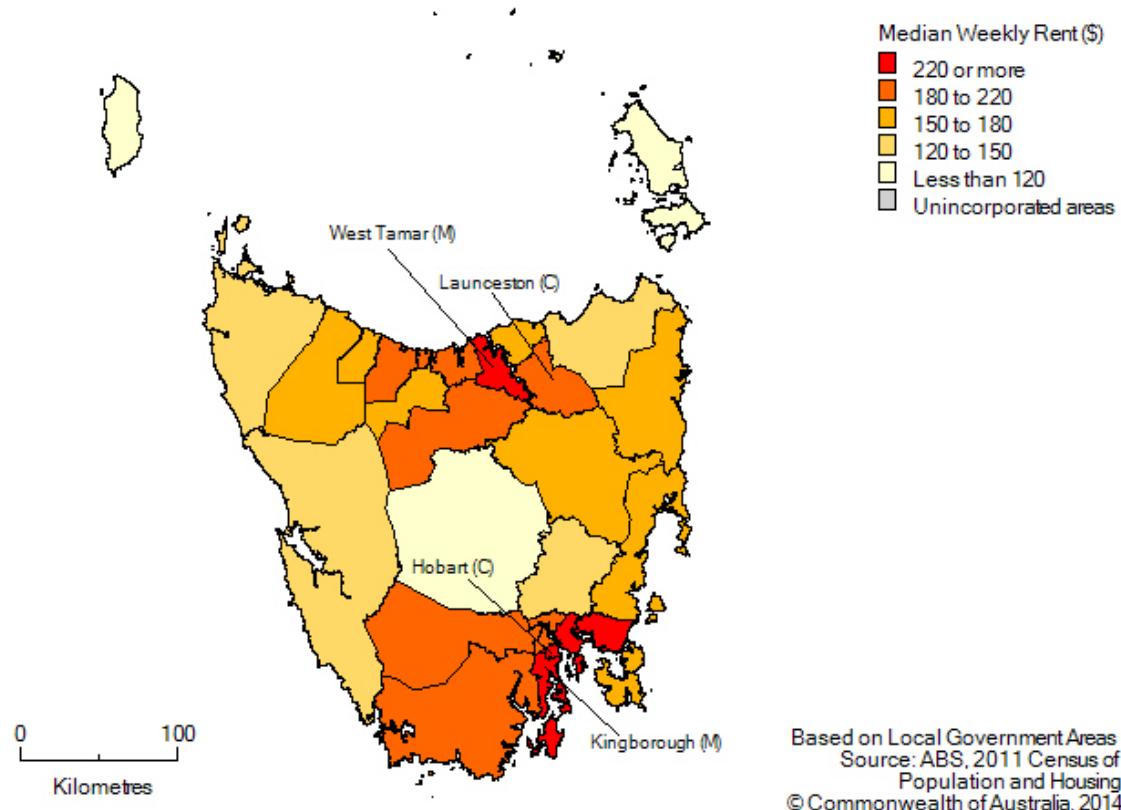
Tasmania

TASMANIA

Median weekly rental payments

- In 2011, the median household rent for Tasmania was \$200 per week (the lowest of all states and territories in the country), compared with \$285 for Australia.
- The Local Government Area (LGA) with the highest median rent payment was Kingborough, recording a cost of \$275 per week. This LGA is located about 10 kilometres south of inner city Hobart.
- As the following map shows the highest weekly median rental payments were clustered in and around the Greater Hobart region. LGAs around and including Launceston also reported higher median rents for Tasmania, with West Tamar reporting \$220 per week.

MEDIAN WEEKLY RENTAL PAYMENT(a), by Local Government Area, Tasmania, 2011



(a) Applicable to occupied private dwellings which were being rented (or occupied rent-free) by a member of the household. Excludes 'Visitor only' and 'Other non-classifiable' households.

Changes in median weekly rental payments

- In Tasmania, the LGAs with the fastest growth in median weekly rental payments between 2006

and 2011 were Central Highlands (in the centre of the state) and Tasman (in the south-east), both with an increase of 60.0%.

- The LGA with the fastest growth in rent costs in Greater Hobart was Brighton, which rose from \$117 per week in 2006 to \$185 in 2011, a rise of 58.1%. This LGA is located north of inner city Hobart, also on the Derwent River.

FASTEST GROWTH IN MEDIAN WEEKLY RENTAL PAYMENTS(a), by Local Government Area(b), Tasmania, 2006 and 2011

Local Government Area	Median Rental Payment			Change
	2006 (\$/week)	2011 (\$/week)	(\$)	(%)
Greater Hobart				
Brighton	117	185	68	58.1
Clarence	150	235	85	56.7
Glenorchy	140	215	75	53.6
Sorell	150	230	80	53.3
Kingborough	180	275	95	52.8
Rest of Tasmania				
Central Highlands	50	80	30	60.0
Tasman	100	160	60	60.0
George Town	110	170	60	54.5
Waratah/Wynyard	110	170	60	54.5
Meander Valley	130	200	70	53.8

(a) Applicable to occupied private dwellings which were being rented (or occupied rent-free) by a member of the household. Excludes 'Visitor only' and 'Other non-classifiable' households.

(b) LGAs with a total occupied private dwelling count under 500 dwellings in 2011 are excluded from this table.

Source: ABS Census of Population and Housing, 2006 and 2011

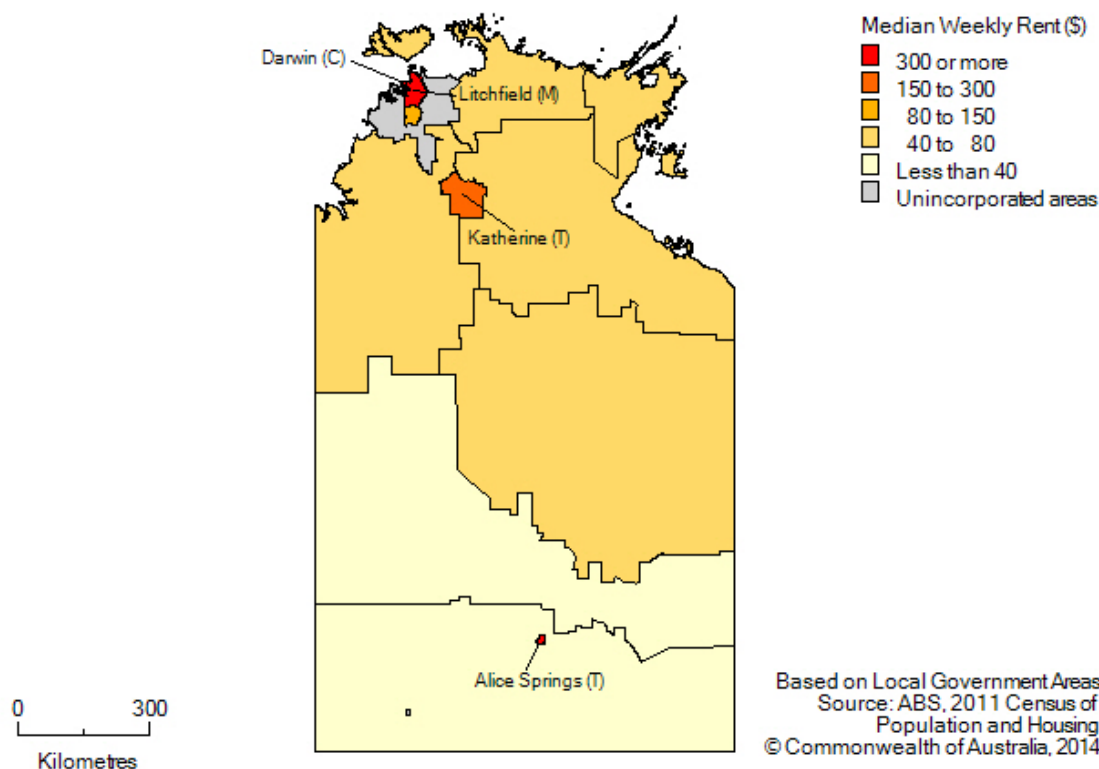
Northern Territory

NORTHERN TERRITORY

Median weekly rental payments

- In 2011, the median household rent for the Northern Territory was \$225 per week, compared with \$285 for Australia.
- The Local Government Areas (LGA) with the highest median rent payments were the city areas of Darwin and Palmerston, both with recorded median rents of \$360 per week. This was considerably higher than the median rents for the Northern Territory and Australia.
- The LGAs of Alice Springs and Litchfield reported weekly median rental payments of \$300.

MEDIAN WEEKLY RENTAL PAYMENT(a), by Local Government Area, Northern Territory, 2011



(a) Applicable to occupied private dwellings which were being rented (or occupied rent-free) by a member of the household. Excludes 'Visitor only' and 'Other non-classifiable' households.

Changes in median weekly rental payments

- In the Northern Territory, the LGA with the fastest growth in median weekly rental payments between 2006 and 2011 was Palmerston (89.5%), an urban centre located about 20 kilometres south-east of the capital city of Darwin.
- The areas with the fastest growth in median rents were located in the Greater Darwin region, with increases of 80% and above.

FASTEST GROWTH IN MEDIAN WEEKLY RENTAL PAYMENTS(a), by Local Government Area(b), Northern Territory - 2006 and 2011

Local Government Area	Median Rental Payment		Change	
	2006 (\$/week)	2011 (\$/week)	(\$)	(%)
Greater Darwin				
Palmerston	190	360	170	89.5
Litchfield	165	300	135	81.8
Darwin	200	360	160	80.0
Rest of Northern Territory				
Alice Springs	180	300	120	66.7
Roper Gulf	30	50	20	66.7
West Arnhem	30	50	20	66.7
Katherine	130	200	70	53.8
East Arnhem	30	40	10	33.3
Victoria-Daly	30	40	10	33.3

(a) Applicable to occupied private dwellings which were being rented (or occupied rent-free) by a member of the household. Excludes 'Visitor only' and 'Other non-classifiable' households.

(b) LGAs with a total occupied private dwelling count under 500 dwellings in 2011 are excluded from this table.

Source: ABS Census of Population and Housing, 2006 and 2011

About this Release

This article examines home rental rates (proportion of dwellings being rented) across Australia, in the states and territories, and in Local Government Areas (LGAs), using data from the 2006 and 2011 Censuses of Population and Housing. It will also include an analysis of median weekly rent payments.

Data for LGAs are available on the downloads tab.

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